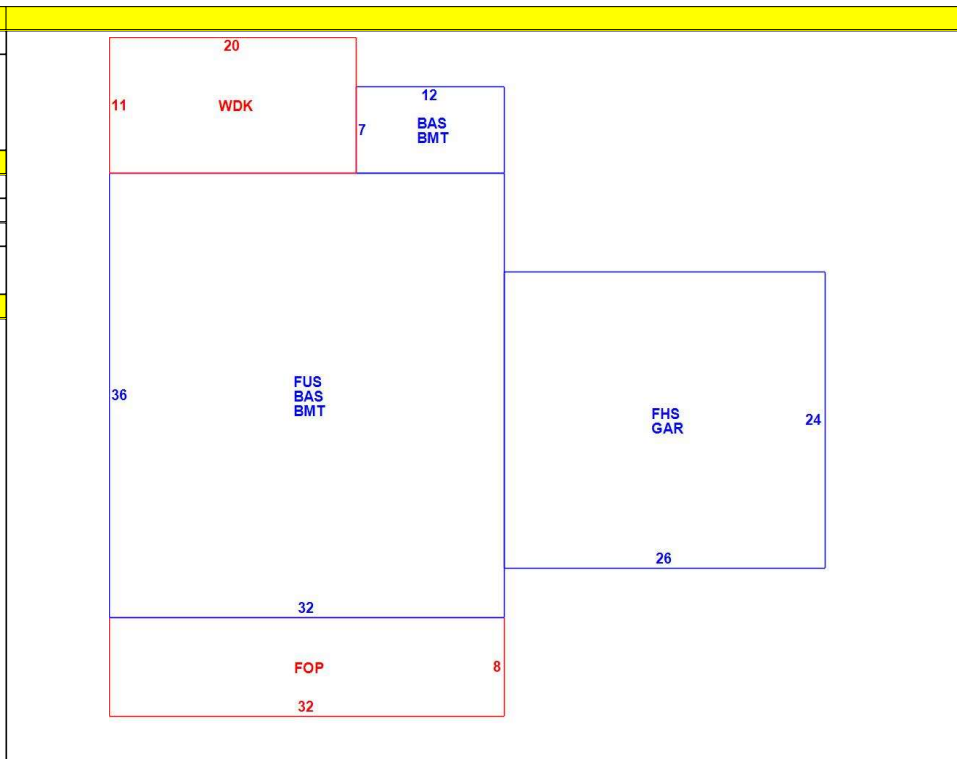


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						801 FY2024 BARNSTABLE, MA VISION						
MCCULLOUGH, RACHAEL 61 FLICKER LANE WEST YARMOU MA 02673						Description	Code	Assessed	Assessed									
						RESIDNTL	1010	560,500	560,500									
						RES LAND	1010	240,500	240,500									
SUPPLEMENTAL DATA						Total		801,000	801,000									
Alt Prcl ID		Split Zonin		Plan Ref. 418/55														
#DL 1 LOT 34		#DL 2		Land Ct#														
GIS ID F_955342_2723277				Assoc Pid#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)										
MCCULLOUGH, RACHAEL		33246	0248	09-10-2020	U	V	139,000	1P	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
LENIHAN, PATRICK ESTATE OF		BA19P15	0	08-24-2019	U	V	0	1F	2023	1010	418,500	2022	1010	94,700	2021	1300	152,700	
LENIHAN, PATRICK		6749	0094	05-15-1989	Q	V	62,000	U		1010	218,600		1010	150,400				
HAWLEY, PETER B TR		5870	0133	08-15-1987	U	V	2,170,000	N										
KELLY, JOHN M TR		5074	0298	05-15-1986	U	V	1	N										
		Total								637,100	Total	245,100	Total	152,700				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total				0.00												
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					506,100			
0107								WBARNS		Appraised Xf (B) Value (Bldg)					50,200			
										Appraised Ob (B) Value (Bldg)					4,200			
										Appraised Land Value (Bldg)					240,500			
										Special Land Value					0			
										Total Appraised Parcel Value					801,000			
										Valuation Method					C			
										Total Appraised Parcel Value					801,000			
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				
BLDR-23-10	08-04-2023	880	Alt-Int work-Res	30,000		0		Finishing Basment with 1/2 bat	03-13-2023	SR	02		13	CALL BACK				
SM-21-137	07-25-2023	834	Sheet Metal	5,000		100		Install all duct work,insulation,	05-10-2022	SR	02		13	CALL BACK				
TB-20-3091	03-12-2021	824	New Cons1-2fa	500,000	03-13-2023	80		Construct new 4bedrm 2-1/2 b	03-29-2022	CK	02		13	CALL BACK				
									06-30-2021	SR	02		13	CALL BACK				
									05-20-2020	DM			FR	Field Review				
									03-28-2018	KM	02		03	Cycl Insp Comp				
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value		
1	1010	Single Fam M-0	RF	5	0.740	AC	176,344.00	1.31646	1.0000	5	1.00	0107	1.400		1.0000	325,001.9	240,500	
Total Card Land Units					0.74	AC	Parcel Total Land Area					0.74	Total Land Value			240,500		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial			
Model	01	Residential			
Grade:	C+	Average Plus			
Stories	2	2 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	01	None			
Bedrooms	04	4 Bedrooms			
Full Baths	2				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	21	2 Full-1 Half			

CONDO DATA				
Parcel Id		C		Owne 0.0
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	632,580
Year Built	2020
Effective Year Built	2018
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	1
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UC
Condition %	80
Percent Good	80
RCNLD	506,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BMT	Basement-Unfi	B	1,236	26.01	2019		80		0.00	24,500
GAR	Attached Gara	B	624	40.00	2019		80		0.00	17,300
FOP	Open Porch-ro	B	256	55.00	2019		80		0.00	8,400
WDC	Deck comp w	L	220	28.00	2022		60		0.00	4,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,236	1,236	1,236	234.29	289,581	
BMT	Basement Area	0	1,236	0	0.00	0	
FHS	Half Story	312	624	312	117.14	73,098	
FOP	Open Porch	0	256	0	0.00	0	
FUS	Upper Story	1,152	1,152	1,152	234.29	269,901	
GAR	Attached Garage	0	624	0	0.00	0	
WDC	Wood Deck	0	220	0	0.00	0	
Ttl Gross Liv / Lease Area		2,700	5,348	2,700		632,580	

